

In re:
David R Miller
Barbara A Miller
Debtors

Case No. 18-14460-pmm
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-4
Date Rcvd: Jun 03, 2022

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 05, 2022:

Recip ID	Recipient Name and Address
db/jdb	+ David R Miller, Barbara A Miller, 906 Huffs Church Road, Alburtis, PA 18011-2129

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 05, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 3, 2022 at the address(es) listed below:

Name	Email Address
ANDREW L. SPIVACK	on behalf of Creditor Freedom Mortgage Corporation andrew.spivack@brockandscott.com wbecf@brockandscott.com
JOSEPH L QUINN	on behalf of Joint Debtor Barbara A Miller CourtNotices@rqplaw.com
JOSEPH L QUINN	on behalf of Debtor David R Miller CourtNotices@rqplaw.com
REBECCA ANN SOLARZ	on behalf of Creditor Freedom Mortgage Corporation bkgroup@kmlawgroup.com rsolarz@kmlawgroup.com
ROLANDO RAMOS-CARDONA	on behalf of Trustee SCOTT F. WATERMAN (Chapter 13) ecfmail@readingch13.com
SCOTT F. WATERMAN (Chapter 13)	ECFMail@ReadingCh13.com

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United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 7

THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: David R. Miller and : Chapter 13
Barbara A. Miller, :
Debtors : Bankruptcy No.: 18-14460-pmm
:

ORDER

AND NOW, upon consideration of the Motion to Sell Real Property, and upon notice to all interested parties and any response thereto, and after a hearing before the Court and for good cause shown, it is hereby

ORDERED, that debtor David R. Miller is granted permission to sell real property known as 906 Huffs Church Road, Alburtis, PA 18011 ("Property") for the sale price of \$250,000 to buyers Justin K. Kerschner, Alicia M. Kerschner ("Buyers"), who have been represented to be purchasing the Property at arms-length.

The proceeds of the sale, including any funds held as a deposit made by or on behalf of the Buyers, shall be distributed in the following manner:

- | | |
|--|---------------------|
| 1. Estimated ordinary and reasonable settlement costs, including, but not limited to those related to notary services, deed preparation, disbursements, express shipping, surveys, municipal certifications, or any other such routine matters | \$ 1,500.00 |
| 2. Lien paid at closing – Freedom Mortgage Corporation *
* the lien shall be paid in full and will vary accordingly on actual settlement date. | \$ 112,880.00 |
| 3. Pennsylvania Real Estate Transfer Tax of 1.0% | \$ 2,500.00 |
| 4. Commission to Creighton Faust (Agent of Seller) | \$ 8,125.00 |
| 5. Commission to Jennifer Miller (Agent of Buyers) | \$ 6,875.00 |
| 6. Payment to Scott F. Waterman, Chapter 13 Trustee | \$ 20,720.00 |
| 7. Payment of Sale Proceeds to David R. Miller | <u>\$ 97,400.00</u> |
| Total: | \$ 250,000.00 |

This Order permitting sale of the real estate shall be effective and enforceable immediately upon entry and Debtor David R. Miller and Buyers are authorized to close the Sale immediately upon entry of this Sale Order. The stay required under Bankruptcy Rule 6004(h) is hereby waived.

The title clerk shall fax a settlement statement from the closing directly to Scott F. Waterman, Chapter 13 Trustee upon the close of the settlement to (610) 779-3637, and the Trustee shall promptly notify the title company of any objection to the sums to be disbursed. The title clerk shall immediately transmit the actual disbursement check to the trustee by overnight courier.

Upon entry of this Order, the Chapter 13 Trustee is to make no further ordinary disbursements to creditors and shall only disburse funds to creditors after receipt of the sale proceeds.

In the event the case is converted to Chapter 7, any funds remaining in the possession of the standing Chapter 13 trustee derived from the sale of the real estate shall be transferred to the appointed Chapter 7 trustee.

BY THE COURT:



Honorable Patricia M. Mayer
United States Bankruptcy Judge

Date: June 3, 2022